



**AGENDA  
CITY OF BRYAN  
HISTORIC LANDMARK COMMISSION  
Wednesday, 23 March 2005**

**Regular Meeting – 5:30 p.m.  
Council Chambers of the Municipal Building, 300 S. Texas Avenue**

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1. Call to Order
2. Recognition of Visitors
3. Citizens to Be Heard on Items Not on Agenda
4. Recognition of Affidavits for Conflict of Interest
5. Consideration of Minutes – February 23, 2005 and March 9, 2005 meetings
6. Public Hearing and Consideration for **202 S. Bryan Avenue**  
Certificate of Appropriateness for exterior alteration
7. Commissioner and Staff Concerns
  - A. Individual Commissioners' Concerns
  - B. Items for Upcoming Agendas
8. Adjournment

**03/23/2005**  
**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
**CITY OF BRYAN**

On the 23rd day of March 2005, the Historic Landmark Commission of the City of Bryan convened in an open session of their regular meeting in the City Council Chambers of the Bryan Municipal Building at 5:30 p.m. with the following in attendance:

Member	Today	Since Apptmt.	Since Apptmt.	Attended	Last 6 Mths	Last 6 Mths	Last 6 Mths
Dawn Jourdan	Yes	3	3	100%	*	*	*
James Ferguson	Yes	3	3	100%	*	*	*
Jim Hiney	Yes	26	25	96%	3	3	100%
Chad Grauke	No	3	2	67%	*	*	*
George Hester	Yes	14	13	93%	3	3	100%
James Crawley	Yes	3	2	67%	*	*	*
Sheila Fields	Yes	3	3	100%	*	*	*

Staff members present: Katie Blanchard, Downtown Project Planner; Stephan Gage, Planning Intern.

**1. Call To Order**

Chairperson Hester called the meeting to order at 5:32 p.m.

**2. Recognition Of Visitors**

There were none.

**3. Citizens To Be Heard**

There were none.

**4. Recognition Of Affidavits Filed In Response To State Law On Disclosure Of Local Official's Conflict Of Interest**

There were none.

**5. Consideration Of Minutes**

Approval of minutes from February 23, 2005 and March 9, 2005

Commissioner Fields asked that the spelling of her name be corrected in the February 23, 2005 meeting minutes.

Commissioner Jourdan made a motion to approve the minutes of the February 23<sup>rd</sup> meeting, as corrected, and Commissioner Hiney seconded the motion.

The motion was passed with a unanimous vote.

Commissioner Fields asked that the spelling of her name be corrected in the March 9, 2005 minutes.

Commissioner Crawley requested that the attendance table be corrected to reflect that he was not in attendance at the March 9<sup>th</sup> meeting.

Commissioner Jourdan made a motion to approve the minutes of the March 9<sup>th</sup> meeting, as corrected, and Commissioner Fields seconded the motion.

Commissioner Ferguson entered the chambers at 5:36 p.m.

## **6. Public Hearing/Consideration – Certificate of Appropriateness for 202 S. Bryan Avenue**

### *COA for exterior alteration*

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is requesting a Certificate of Appropriateness in order to install a crème colored canvas awning along the east façade of the property over the "Downtown 202" doors. Ms. Blanchard informed the Commission that the proposed awning will be similar to the existing canvas awning for Madden's restaurant on the north façade of the building. Ms. Blanchard informed the Commission that staff recommended approval of the COA because the applicant received approval for the installation of a similar black canvas awning in January 2002 which was never installed; the style and materials of the proposed awning are in keeping with the historic nature of the building and district; and the proposed awning is compatible with surrounding development and will not detract from the character and integrity of the building or adjacent properties.

The Commission discuss the following with staff:

1. Is the current COA request necessary in light of prior approval; and,

Staff responded that the request was necessary because the awning that was previously approved was never installed, and it is best that the applicant's current and specific request be on file.

2. Will the applicant's request have to go before the Sign Board; and,

Staff responded that the applicant's request will not have to be approved by the Board of Sign Control & Appeal, because the awning the applicant is proposing meets all the requirements of the current sign ordinance.

3. Will words be applied to the proposed awning; and,

Staff responded that the applicant will have the "Downtown 202" logo placed on the proposed awning.

4. Has the name of the location changed from "Old Bryan Marketplace" to "Downtown 202"; and,

Staff responded that the entire building is still known as "Old Bryan Marketplace", but the building contains a separate meeting space known as "Downtown 202".

5. Is this the former location of the Children's Museum.

Staff responded that this was the previous site of the Children's Museum.

The public hearing was opened.

The public hearing was closed.

Commissioner Hiney made a motion to approve the COA, based on staff recommendations, and Commissioner Jourdan seconded the motion.

The motion was passed with a unanimous vote.

## **7. Commissioner And Staff Concerns**

### **A. Individual Commissioner's Concerns**

Commissioner Ferguson announced that he would not be present at the next regularly scheduled meeting.

### **B. Items for Upcoming Agendas**

Staff reported that the Commission may soon consider COA requests regarding exterior modifications to the Astin Building.

Staff asked that Commissioner Jourdan update the Commission on the status of the Westside Historic District project she and her University class have undertaken.

Commissioner Jourdan informed the Commission of the following:

1. She and her Historic Preservation Law class were asked to survey a three block area on the West side of downtown to determine whether the area warranted the creation of a historic district; and,
2. Her students have surveyed the area and completed historical and pictorial evaluations; and,
3. Students will represent their findings to her and make recommendations on whether a historic district or some other form of regulation is needed; and,
4. A summary of student findings and recommendations will be presented at the next regular HLC meeting, and a more formal student presentation can be arranged if desired by the Commission.

Commissioner Crawley asked whether students were conducting a structural analysis of buildings in the survey area.

Commissioner Jourdan responded that her students were assessing structural integrity on a circumstantial basis at a basic level.

Commissioner Hester asked whether this project was requested or proactively initiated by staff.

Staff responded that the project was both a request and an initiative, because requests for an assessment of the area had been received from area property owners and because the creation of a Westside Historic District had been discussed previously by the Commission and staff.

Commissioner Hester asked what the procedure for creating a historic district was.

Staff explained that the area was only being surveyed, and after the findings were presented to the Commission, the Commission would determine whether a district was warranted, and thereafter public hearings would be scheduled and affected property owners notified. Staff also reported that based on the pending results of the student survey, staff might recommend the creation of a conservation district instead of a historic district.

Commissioner Ferguson asked whether individual properties could be designated as historic landmarks absence a historic district.

Staff responded that the Commission could designate individual properties as historic landmarks.

Commissioner Jourdan asked whether the Commission and/or City of Bryan designate local landmarks.

Staff responded that local landmark designation had been discussed in the past.

## **8. Adjournment**

Commissioner Fields made the motion to adjourn, and the motion was seconded by Commissioner Crawley.

There being no other business, the March 23<sup>rd</sup> Regular Meeting of the Historic Landmark Commission adjourned at 5:48 p.m.

THESE MINUTES SHALL SERVE AS THE OFFICIAL FINDINGS OF THE HISTORIC LANDMARK COMMISSION, AS APPROVED THIS 13th DAY OF April, 2005.

***Signature of File***

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Chairperson of the Historic Landmark Commission